

# Thunder Island Condominium Association

## End of Summer Newsletter 2020

Hello Fellow Islanders : The Board of Directors and I hope you all had a wonderful Summer in spite of the restrictive conditions brought on by the Covid19 Virus . As I am sure everyone was affected in some way and Thunder Island was no exception. As noted below you will see how we were affected and how we tried to make the best of a bad situation. In brief until recently the Convention Center was closed and we have been advised that we are presently scheduled for our annual meeting at the Convention Center on Nov. 14th starting at 9:30 AM. The only difference will be that we will have two rooms this year in order to accommodate social distancing. The wearing of masks will also be required. If there are any changes we will definitely advise you.

**NEW BOARD MEMBER ----** We bid a fond farewell to Gil Kennedy who resigned after the sale of his condo and welcomed Stephanie Owens to replace Gil. We are looking forward to working with Steph and to take advantage of her extensive knowledge and experience in the insurance industry.

**POOL ----** It was decided to close the pool earlier than in years past due to the lack of use. In the past the pool was kept open till "Sunfest" but, since that O.C. activity has been cancelled it's hard to say when traffic and visitors will decrease to a level to not warrant keeping the pool open. We are all learning to adapt to the new normal or whatever this is that we are experiencing. More will be discussed about the pool and this past season experience at the owners meeting.

**Piers and Docks ----** The repairs and improvements to the piers and docks discussed in the Spring Letter were all accomplished including the addition of another light pedestal on the North end of the pier in front of the "A" Building. Thanks to Emory Sutch and Russ Long our new dock master for overseeing these improvements as well as for handling the boat registration for the season which was somewhat a new experience this year.

**MANA-JIT----** The transition to the new management company went very smoothly and it is hoped that everyone who had the opportunity to contact the company for any reason were rewarded with a good feeling and experienced fulfillment and responsiveness to any questions or problems. As mentioned in the Spring Letter the board felt that they stepped into their role seamlessly and they were a reliable source of ideas and direction for the board with constant follow up.

**RANDY COATES ----** Mr. Coates was contacted on numerous occasions for his advice and opinion on a few matters that came up this year and brought to our attention by you the owners. The items of concern were for instance the owner's responsibility to their neighbors for damages caused by such things as water leaks and the possible further responsibility of an owner's contractor due to the contractor's negligence which caused the damage. Also, Mr. Coates was consulted on the issue of smoking inside neighboring condos and smoking in the limited common areas known as porches. As well as the status of the use of marijuana and the irritating odor generated by the use of marijuana. All of this and more will be discussed at the owners meeting.

MITCH---- Our on-site maintenance man followed through on taking on more responsibility as mentioned in the Spring Letter including the grass cutting and trimming. He was doing this in addition to his normal duties involving daily cleaning of the premises including trash and debris left about by our renters and vacationers. You all may have noticed that Mitch was not very visible for about three (3) weeks because he had an accident with his scooter and was recuperating from a hairline fracture to his leg. But, he has been back in the saddle since the middle of July.

As a reminder again please keep in mind that if you contract with Mitch for any work in or about your condo, your contract is between you as an individual owner and Mitch as an independent contractor and not with the "Thunder Island Condo Association".

"D" BUILDING EROSION ---- As mentioned in the Spring the erosion issue under the "D" Bldg. was finished in January. We are now awaiting a further invasive study from GMB Engineering for the balance of the buildings as well as the pool deck, and walkways along the sea walls of the property. We will hopefully have the results of the study to be discussed at the owners meeting.

MICE INFESTATION ----- It appears that the mice issue is under control and as a result we entered into a year round contract with the pest control company. However, if and when you do see any indication of mice-activity please contact "Mana-Jit" immediately. As always please practice good hygiene within your condo and do not leave any food out and empty your trash regularly. Also, if you are going to be gone for any extended period of time do not leave any consumable food even if in sealed containers.

EFIS INSPECTIONS AND REPAIR ----- Hopefully you have received a notice of contractor activity at Thunder Island to address some failures in installation of the stucco material ( EFIS ) on some porches during the siding project. If there is any porch above the third floor level All States Construction will need to enter your unit to access your porch. If that is the case you will be notified specifically of this need of access.

HALLWAY DOORS ---- The board is in the process of deciding on a contractor to address the hallway doors for numerous maintenance needs such as closers, glass gaskets, hinges and thresh holds.

KAYAKS AND PADDLE BOARDS --- After many discussions by the board we are again exploring a possible method of storing paddle boards and kayaks on the grass patch on the North side of the pool. This would be a low profile structure not to exceed the height of the pool deck. This was brought about by the fact that this past season we witnessed that there were both kayaks and paddle boards left on the piers in front of the "A" Bldg. in particular. This is thought to be a possible safety hazard and is not conducive to other folks walking the docks or using the docks for fishing and crabbing.

WATER LEAK ISSUES ---- Throughout the year we have again been experiencing water leaks and damages incurred to your neighbors. Please shut off your water when you are going to be away from your condo for any length of time. In the winter when leaving please remember to leave your thermostat set for heat and the temperature set at 55 degrees. Mana-Jit reminded us that the numerous water leaks this past year were the result of failed wax seals in our toilets. Also, as a reminder if your water heater is older than ten (10) years old you may want to consider replacing it before a leak occurs.

**BULK TRASH PICK UP** ----- You are again reminded that if there is a need for bulk pick up of trash and debris it is your RESPONSIBILITY to notify the City about any bulk pick up of furniture, appliances carpet and debris from any remodeling work you or a contractor may generate while working in or remodeling your condo.

**SECURITY** ---- Board member Davey Howells is in charge of security and has done an exemplary job working with ABCO Security our contractor this past summer. It was relatively quiet and Davey will be giving everyone a brief synopsis of the summer activities as well as any plans for next year at the owners meeting.

**ARC COMMITTEE** --- We are still in the process of re-establishing the ARC Committee and there will be a presentation at the owners meeting to inform everyone of what is needed in case of any improvements being made by an owner whether it be a DIY effort or if hiring a contractor. The forms for any request are available on the Thunder Island web page at [www.thunderislandcmd.com](http://www.thunderislandcmd.com) .

**LANDSCAPING COMMITTEE** ---- Jim Slater is still seeking interested parties to join the committee. Jim can be reached at [east610@comcast.net](mailto:east610@comcast.net) if you are interested. He and Mr. Ho, 1A, have been working on a plan for the property and are to present a plan to the board with a scope of work as well estimated cost to be implemented possibly over a number of years. Please let Jim know if you are interested in joining him, Mr. Ho and Rusty Lamotte, D-155, a recent volunteer.

**STORM DAMAGE** ---- All of the storm related damage as a result of the freak April storm has been repaired including the roof damage as well as the gutter and down spout re-installation to the "A" Bldg. The siding damage to the North side of the "A" Bldg, as well as the West side of the "B" Bldg. has also been replaced or repaired.

**SMOKING ISSUES** ----- It has been brought to our attention that there have been quite a few instances when owners were complaining about the odor of cigarette and marijuana entering their units from adjoining condo units. Mana-Jit as well as our attorney, Randy Coates have been consulted on this issue. It will be on the agenda of the owners meeting and open for discussion along with recommendations from the board.

**DOGS** ----- This long standing issue has arisen again as a result of some observations and complaints from owners. We will discuss this issue at the owner's meeting as well. We will review past rules and tagging of owners dogs as well as the rule that only owners can have registered dogs on the premises. Included in the discussion will be a repeat of the dog walking areas that are available as well as the fact that it is a law in Ocean City that dogs are to be leashed and cleaned up after.

**PORCH DECK FINISHES** ---- As I am sure you are aware of the halt that has been placed on anyone wanting to finish their porch decks with an unapproved material, this too will be discussed at the owner's meeting if not before. We are in the process of having this new unapproved material reviewed by "GMB Engineering" and others, before arriving at a decision. In short material was approved by the board in 2018 and all of the pertinent information was transmitted with owners on numerous occasions. Yet, within the last month or so a new material has appeared on a number of porch decks. We hope to

have this resolved quickly and is part of the other directive by the board in 2018 that stated by 2024 all carpets will be removed from porch deck surfaces since multiple engineers informed the board in 2017 that it was not recommended to have carpet cover concrete especially in seaside resorts .

Again, I must apologize for the lengthy letter but I felt it necessary in order to keep you the owner up to date as much as possible before the Fall owners meeting scheduled on Nov. 14<sup>th</sup> at the Convention Center at 9:30 AM . We all hope you enjoyed your summer and until we see you again continue to stay safe, healthy and happy.

Sincerely, your board of directors,

Gary T. Maufer, President

Rich Mahan, Vice President

Les Schott, Treasurer

Alex Mallari, Secretary

Davey Howells, Security

Stephanie Owens, Insurance

Jim Slater, Landscaping